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November 1, 2010

TO:

Cottage Site Lessee
Cottage Site Plan: Step #1 Lot Solutions Process Information

On February 16, 2010, the State Board of Land Commissioners [Land Board] directed the Idaho Department of Lands [IDL] to develop a method to unify the ownership of cottage sites at both Payette and Priest Lakes. The first step for a "Lot Solutions Process" is underway. Step #1 includes the analysis of existing conditions and identification of the tasks that need to be completed so the ownership can be unified.

The analysis that has been completed will allow a proactive approach to addressing access, common/reserve areas and subdivision platting in the best interest of all; the beneficiaries, the lessees and deeded property owners. The preservation of the long-term value of the State Trust Lands, as well as the continued use and enjoyment of both leased and deeded cottage sites are positive outcomes of this approach. IDL seeks to work closely with cottage site lessees throughout this process so that a common understanding of the uses, rights and responsibilities is established.

Let's take a closer look at some of the observations that have been made during the review of existing conditions:

1. Property Boundaries/Common Areas: In numerous areas the use of land does not match the formal property boundaries identified on paper. Various encroachments occurring on common areas leased and deeded cottage sites, and other IDL lands. The Lot Solutions Process will clarify individual lot boundaries and create and/or adjust property boundaries or plats to erase ambiguities for adjacent deeded lot owners and enhance the value of both the State Trust Land and privately owned properties.
2. Access: Unlike residential subdivisions in urban or suburban areas, where major infrastructure improvements (roads, utilities, storm water detention facilities, etc.) help to define property boundaries and usage; the cottage sites at Priest and Payette Lakes have been shaped more by the practical needs of the residents and the natural terrain. In some cases the result of this organic development has been the creation of informal or unrecorded "roads" crossing multiple property ownerships and leases that have become primary access routes to both leased and

deeded lots. While the informal nature of the roads and paths throughout these areas contributes to their character, access routes must be clearly defined in order to market the property. The Lot Solutions Process will resolve these circumstances by identifying and establishing formal access roads and driveways.

3. Plats: As part of the Lot Solutions Process, IDL will be processing subdivision plats as needed to ensure that: 1) legal access is provided to all lots, 2) all easements are correct and in place for utilities, 3) document the roles and responsibilities for common or reserve areas and 4) adjust boundaries in instances where encroachments may warrant such an action.

IDL has been directed by the Land Board to prepare a Lot Solutions Process that includes the following activities to further assess the situation:

1. Survey property boundaries, roads, utilities and easements associated with the leased cottage sites at both lakes.
2. Identify potential areas of encroachment with regard to property boundaries and roadways.
3. Work directly with lessees and deeded lot owners to resolve access, boundary and common area use.
4. Create and/or adjust and record State Trust Land boundaries, plats, access easements and/or utility easements.

This is the beginning of the Lot Solutions Process and there is a good deal of work to be completed. You might be wondering what role a cottage site lessee may have in this process. The questions and answers below may be of some help -

Questions:

- What is this going to cost me? IDL does not anticipate any costs for field work being passed on to the lessees or deeded lot owners.
- How long will this take? Much depends upon the location of the cottage site. Cottage site locations will be addressed in the following order 1) Pilgrim Cove, 2) remainder of Payette Lake and 3) Priest Lake. It is anticipated that it will take approximately 18-24 months to address the issues in all the locations.
- Is there any information needed from me? At this point it would be most helpful for you to relate any situations that occur in the area of the leased cottage site that might be helpful to this process. Watch for periodic updates from IDL.
- Contact: For any additional questions call Kate Langford or Mike Murphy at 208-334-0200. Or you can send an email to CottageSitePlan@idl.idaho.gov

A reference map is enclosed with this letter to provide a graphic representation of the leased cottage site and its general vicinity. We are also asking for your assistance in providing observations of access, easement or common/reserve area items that may need to be addressed during this process. Your feedback is appreciated and a comment form is enclosed for your use.

Through this type of proactive engagement, we are hopeful that the interests of all stakeholders can be addressed. Thank you for your time. IDL will provide quarterly updates on the progress of the Lot Solutions Process beginning in March 2011.

Sincerely,

George Bacon
Director

Enclosure: Reference Map
 Comment Form